
Chapter 21.90 – Santa Ana Heights Specific Plan

Sections:

- 21.90.010 Purpose
- 21.90.020 Land Use Regulations
- 21.90.030 Open Space and Recreation District: SP-7 (OSR)
- 21.90.060 Residential Equestrian District: SP-7 (REQ)

21.90.010 – Purpose

The purpose of the Santa Ana Heights specific plan is to provide for the orderly and balanced development of the community consistent with the specific plan's adopted land use plan and with the stated goals and policies of the Coastal Land Use Plan.

21.90.020 – Land Use Regulations

- A. **Land Use Designations.** The following land use designations are established for the Santa Ana Heights specific plan area:
- 1. Open Space and Recreation District: SP-7 (OSR)
 - 2. Residential Equestrian District: SP-7 (REQ)

Land use and development standards for Santa Ana Heights shall be in accordance with Exhibit 21.90-1, "Land Use Map—Specific Plan District No. 7," and the provisions of this section.

21.90.030 – Open Space and Recreation District: SP-7 (OSR)

- A. **Purpose and Intent.** The SP-7 (OSR) District is established to ensure the long-term use and viability of the Newport Beach Golf Course.
- B. **Principal Uses Allowed.**
- 1. The following principal use is permitted:
 - a. Local and buffer greenbelts.
 - b. Public/private utility buildings and structures.
 - c. Golf courses.
 - d. Outdoor commercial recreation.

- C. **Accessory Uses Permitted.** Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site including:
1. Detached buildings.
 2. Fences and walls.
 3. Signs per Section 21.30.065.
 4. Restrooms.
 5. Any other accessory use or structure which the Director finds consistent with the purpose and intent of this District.
- D. **Prohibited Uses.** The following uses are specifically prohibited:
1. All uses not listed in this section as permitted.
- E. **Site Development Standards.**
1. Building Site Area. One acre minimum.
 2. Building Height. Eighteen (18) feet maximum unless otherwise provided for by an approved coastal development permit.
 3. Building Setbacks. Twenty (20) feet minimum from all property lines.
 4. Off-Street Parking. Per Chapter 21.40.
 5. Lighting. All lighting shall be designed and located so that direct light rays are confined to the premises.

21.90.060 – Residential Equestrian District: SP-7 (REQ)

- A. **Purpose and Intent.** The SP-7 (REQ) District is established to provide for the development and maintenance of a single-family residential neighborhood in conjunction with limited equestrian uses. A rural character with an equestrian theme shall predominate.
- B. **Principal Uses Permitted.**
1. The following principal uses are permitted:

- a. Single-family detached dwellings or single-family mobile homes (one per building site).
- b. Residential care facilities, small licensed.
- c. Parks, playgrounds, and athletic fields (noncommercial).
- d. Riding and hiking trails.
- e. Small family child care homes (see Section 21.48.070, Day Care Facilities (Adult and Child)).
- f. Communication transmitting, reception, or relay facilities.
- g. Public/private utility buildings and structures.
- h. Large family child care homes.
- i. Fire and police stations.
- j. Churches, temples, and other places of worship.
- k. Educational institutions.
- l. Libraries.
- m. Any other use which the Planning Commission finds consistent with the purpose and intent of this District.

C. Temporary Uses Permitted. The following temporary uses are permitted:

- 1. Continued use of an existing building during construction of a new building.
- 2. Mobile home residence during construction.

D. Accessory Uses Permitted. Accessory uses and structures are permitted when customarily associated with and subordinate to a principal permitted use on the same building site including:

- 1. Garages and carports.
- 2. Swimming pools.
- 3. Fences and walls.

4. Patio covers.
5. Signs per Section 21.30.065.
6. Home occupations.
7. The keeping of the following animals for the recreational enjoyment of persons residing on the same building site, subject to the noted restrictions:
 - a. Any animal if kept exclusively within the residence.
 - b. Horses and ponies, limited to the following (offspring exempt up to the age of eight months):

Size of Building Site (sq. ft.)	Maximum Number Permitted
Less than 10,000	1
10,000 to 15,000	2
Greater than 15,000	3 to 6

- c. Goats, sheep, pigs and cows only on building sites greater than fifteen thousand (15,000) square feet in size and limited to: (i) no more than two adult animals of any one species per building site and (ii) no more than a total of six adult animals, including horses and ponies, per building site. Offspring are exempt until such time as they are weaned.
- d. Rabbits, chickens and ducks, limited to no more than a total of six of such animals per building site.
- e. Up to three dogs and three cats. Offspring are exempt up to the age of four months. The keeping of four or more dogs or four or more cats over the age of four months is also permitted subject to obtaining an animal permit per County health regulations.
- f. Minimum setbacks for the keeping of animals shall be as follows:

	From Ultimate Street Right-of-Way Line		From Property Line RSF or BP		From Property Line Abutting REQ District	
	Front	Side	Front	Side	Front	Side
All structures housing animals (e.g., corrals, pens, stalls, cages, doghouses)	50	20	25	25	5*	5*

	From Ultimate Street	From Property Line	From Property Line	From Property Line
	Right-of-Way	RSF	or BP	Abutting REQ District
Exercise areas	25	10	0	0

* Required for covered portions of structures only.

8. Granny unit, attached or detached.
9. Any other accessory use or structure which the Director finds consistent with the purpose and intent of this District.

E. Prohibited Uses. The following uses are specifically prohibited:

1. All uses not listed in this section as permitted.
2. The storage of vehicles, equipment, or products related to commercial activities not permitted in this District.
3. The keeping of animals for any commercial purpose except in the Commercial Stable (S) District, where applicable.
4. Commercial kennels.
5. Apiaries.
6. Aviaries.

F. Site Development Standards.

1. **Minimum Building Site Area.** Two (2) acres.
2. **Building Height.** Thirty-five (35) feet maximum. Roof-mounted mechanical equipment shall not be visible from any existing dwelling unit located three hundred (300) feet or less from the subject building site.
3. **Building Setbacks.**
 - a. Front Setback. Twenty (20) feet minimum.
 - b. Side Setback. Five feet minimum.
 - c. Rear Setback. Twenty-five (25) feet minimum.
3. **Off-Street Parking.** Per Chapter 21.40.

5. **Lighting.** All lighting shall be designed and located so that direct light rays are confined to the premises.